Karen Johnson Davidson County
Batch# 730034 DEEDWARR
10/05/2021 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,034.15
20211005-0133450

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $279,500.00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zarif Hakimov	**New Owner**	**09207023800**
740 22nd Ave		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Angela Marie Armstrong and Nichelle Denise Barksdale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zarif Hakimov and Ruby S. Hakim, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of T.J. Harding's Subdivision of Lot No. 6 of the Elizabeth Harding Lytle Tract, as of record in Book 161, Page 11, Register's Office for Davidson County, Tennessee, and a strip of land immediately South of said lot described according to a survey made by S.R. Sanford, Jr., Surveyor, September 7, 1946, as follows:

Beginning on the Easterly margin of 22nd Avenue North, formerly St. Charles Street, at the corner of Lot Nos. 17 and 18; thence, with the line between said two lots, eastwardly 125 feet to the westerly margin of an alley' thence, with said alley, southwardly 62.5 feet; thence, with fence line, westwardly 125 feet 7 inches; thence, northwardly 28 feet to the easterly margin of 22nd Avenue North; thence, with said Avenue, northwardly 22 feet to the Beginning.

Being the same property conveyed to Deborah Bridgeforth, a married woman and Angela Marie Armstrong, an unmarried woman, as joint tenants with right of survivorship by Quitclaim Deed from Deborah Bridgeforth dated October 12, 2016, of record in Instrument No. 20161017-0109625, Register's Office for Davidson County, Tennessee. Deborah Bridgeforth conveyed her one-half undivided interest in subject property to Nichelle Denise Barksdale, a married woman by Quitclaim Deed dated March 4, 2019, of record in Instrument No. 20190305-0019830, Register's Office for Davidson County,

Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20200214-0016987, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 740 22nd Ave, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Angela Marie Armstrong Date: 9/26/21
Angela Marie Armstrong

Nichelle Denise Barksdale Date: 9/26/21
Nichelle Denise Barksdale

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Angela Marie Armstrong and Nichelle Denise Barksdale, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B. Heedom, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

9/28/21.
Date

Affiant Signature

9/28/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1st day of October, 20 21.

Notary's Signature

My Commission Expires: 03/01/2025
Date

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY